

Regular Planning Commission Meeting  
October 9, 2003  
7:00 p.m.

Members in attendance were as follows: Larry Gardner, Charles Knapper, Rick Fisher, Frank Wilson, Bob Haines, Willis Wells and Rob Pease. Staff present was Rich Woodroof.

Members absent: Jeff Dobson and Joe Rossi.

Mayor Knapper introduced to the Commission Attorney's Dave and Dana Ausbrooks.

Agenda Item I – Meeting called to order by Frank Wilson at 7:00 p.m.

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

- (a) Regular Meeting Minutes- Amended to Old Business (b) McFarlin Woods. Rick Fisher made to defer until punch list is totally complete with Willis Wells seconding it. Charles Knapper made motion and approved and Rick against. Member Larry Gardner was present at the meeting.

Motion made by Larry Gardner to approve the amended minutes and second by Rick Fisher.

- (b) Workshop Minutes- The meeting was called to order by Frank Wilson at 6:00 p.m. The statement that Frank Wilson made on the developer should be on the Dobson property. Larry Gardner concerns were of the roads that are already here and maintaining them. Mayor Knapper will address this later in the meeting.

Motion made by Rick Fisher to approve amended minutes and Willis Wells second. Passed unanimously.

Agenda Item IV- Citizen Comments- Mr. Marvin Snoddy of 247 Norfolk Lane submitted pictures to the Commission of the detention pond that collects water and the shelf rock behind his house. His concern is that he has heard that they are going to dynamite this area. Rich Woodroof commented that this is part of the punch list that is in process. Rich will speak to them about the concern of dynamite and they will need good insurance and to video tape everything so things will stay the way you have it. Mayor Knapper stated that they have to seek permission to dynamite. There are bonds in place to hold these developers accountable to make sure this pond is built correctly. Mr. Jones, who lives on Sam Donald Road, had questions pertaining to the Dobson property and the article in the paper that had stated that there would be 700 homes built instead of the 270 homes thought to be built. Mayor Knapper commented it is a concept plan that has been circulated or has been seen but not released. It is not our property yet and we have not annexed that area. The developer is awaiting annexation before he comes to the Planning Commission meeting to make any comment. Mayor Knapper reassured the citizens that we do not keep information from the citizens and all meetings are opened and publicized.

Agenda Item V- New Business-

- (a) Case Engineering Lumber Site Plan Review- Rich stated that site plan is for lots 44,45&46 at 2011 Johnson Industrial Blvd. Zoned office/industrial. Case Engineering Lumber, their products are wood I-beam joists and laminated veneer lumber. It is permitted uses in the zoning, which Rich considers building contractor supplies and light industry. Mike Delvizi is here to answer any questions you might have. Rick Fisher had a question about the size of trucks and traffic coming in and out. BJ Jones with Case Engineering Lumber stated that semi's will be coming in and out 2-4 a week with supplies depending on the time of year and personal trucks coming in and out daily from 7 a.m.-5 p.m. Rich had issues that he sent to Mike to address about the dumpsters. The dumpsters when working on site are portable and will be moved to the site and at end of day will be rolled inside. Should the need to have permanent exterior dumpsters, they will need to coordinate with the codes official to comply with the screen requirement. Larry had concerns if

all the work was done in or outside and what was done with the materials that were not used. Most of the work is primarily performed inside but some will have to be outside. The buffer was discussed and is not intended to be disturbed. Rich stated that staff recommendation is to approve. Mayor Knapper had questions about the noise with the cutting and if the buffer is enough? Mr. Jones stated that most of the cutting would be done in front of the property. Building to help as a buffer.

Mayor Knapper made motion to approve with conditions that they do any cutting outside near the southern property line, the lot to be kept clean and maintained and operating hours to be 7a.m- sundown. Second made by Larry Gardner. Passed unanimously.

- (b) Nolensville Family Care Sketch Plat Review- Rich stated that this is a sketch plat they sent in to review. It is 8.37 acres divided into 6 lots; zoned commercial service and surrounding properties are urban residential. It is noted that Lot #1 maybe general retail and Lot #2 will be Nolensville Family Care. Charlie Lowe with Ragan-Smith Engineering is here representing Nolensville Family Care and will answer any questions. Charles Knapper had a question as to what kind of retail they envision in Lot #1. They suggested specialty retail. Maybe Subway shops and cleaners. Rob Pease sent in questions about the 40-ft. buffer remaining undisturbed except for additional planting to provide a screen to the other zones, sidewalks be provided on both sides of the street connecting to each building and a sidewalk or asphalt trail along Nolensville Road, street not to be a cul-de-sac but should be opened to rear of property line to make it possible for people to walk or ride to the offices and retail. Larry had concerns about all the traffic on Nolensville Road and if they had considered a turn lane. They have not considered this but will see what the State will approve. The Planning Commission discussed at length the 40- ft buffer zone that would be needed to protect the Smith's historic home. Jason Jones with the Fire Department would like to see the fire hydrant be pulled towards Nolensville road and the new street and one in the cul de sac. He feels this will still fit in the 500-foot rule. Mr. Lowe has no problem with these issues.

Motion made by Willis Wells to approve. Second by Rick Fisher. After extensive discussion the motion was amended by Willis Wells to approve with the conditions as follows:

1. The road entrance be moved 25' north on Nolensville Road to allow a 25' buffer between the proposed road right-of-way and the northern property line of the Smith property.
2. Sidewalks will only be required on one side of the proposed road.
3. A 10' wide easement will be dedicated on lot 4 of the sketch plat for the installation of a sidewalk to connect this development with the possible development to the east.
4. An ingress and egress easement will be shown on the preliminary plat for the possible future use from the Smith property. The easement will be located at the north east corner of the Smith property.
5. The fire hydrant locations will be adjusted to be located at the corner of Nolensville Road and the proposed road, while the second hydrant will be located approximately at the half way point of the road.

Second by Rick Fisher. Passed unanimously.

- (c) McFarlin Woods Section 1,2 and 3- Landscaping Plan- Rich states that the developers are in the Process of completing the punch list for McFarlin Woods. Rich has been reviewing the landscaping plans for sections 1, 2 and 3. The landscaping plan was approved by the county. At the time, the Town did not have the zoning ordinance and he feels at this time with established yards in this section it could cause more problems if they go ahead with the planting of trees. Rich recommends that we waive the landscaping plan on sections 1, 2 and 3 of McFarlin Woods.

Motion made by Larry Gardner to except Staff recommendations and waive the landscaping plan requirements on McFarlin Woods Sections 1, 2 and 3. Second by Bob Haines. Passed unanimously.

- (d) Comprehensive Plan Review- Mayor Knapper states it is not available at this time. Once he

receives it, he will give copies to the Planning Commission.

#### Agenda Item VI- Old Business

- (a) Monthly Bond Report- Rich noted that letters will be sent out to Bond holders two months before Bonds are due. There are three that expire in December. McFarlin Woods sections 3 & 4 and Stonebrook Subdivision Section 13C. Rich recommends that McFarlin Woods section 3 and Stonebrook Section 13C remain the at the same amount and McFarlin Woods section 4 be reduced to \$90,000.

Motion made by Rick Fisher that all three bonds to stay at their present amount. Second by Bob Haines. Motion passed 4 votes for and 3 against in favor of leaving these Bonds at their present amounts.

- (b) Zoning Ordinance- Mayor Knapper discussed several issues that need to be added or reviewed before the amended zoning ordinance is voted on.

Agenda Item VII- Other Business- Rick Fisher asked where Mike Murdock and McFarlin Woods LLC were on the punch list and if not completed in time frame given than this would make McFarlin Woods Sections 5 and 6 null and void. Is progress being made to meet deadline? Rich states that progress is being made and that it does not appear that they will meet their deadline. Larry asked if they were making attempts or dragging their feet. Rich feels that they are making ever attempt to complete but they do not have the manpower to complete on time. Mayor Knapper states that if work is not complete by the deadline, a stop work order will be issued on sections 5 & 6.

Mayor Knapper went over the questions that were brought out by the Planning Commission meeting on September 22, 2003. The Mayor addressed police protection and the funding to hire additional police officers. The facilities tax would assist for the funding of the fire department. The Mayor is currently in negotiating with the County to enter into an inter-local agreement to provide the Town's road maintenance. Mayor Knapper feels that the Town will have adequate flow of income for these services. Town staffing is adequate for now. Rick Fisher asked if there is a time frame for getting these services implemented. The Mayor read the law and stated there was reasonable time for implementing these services. Frank will get with Jeff Dobson and he will give their written recommendations it to Mayor before next meeting.

Agenda Item VIII- Adjournment- Frank Wilson adjourned meeting at 9:55 p.m.